

Grading impacts associated with the project are estimated as follows:

	<b>HPA (Square Feet)</b>	<b>Total Acres</b>	<b>Percentage Graded</b>
<b>Roadways</b>	68,831	1.58	18%
<b>Pad Grading</b>	283,100	6.50	74%
<b>Trail Grading</b>	30,988	0.71	8%
<b>Total Grading</b>	<b>382,919</b>	<b>8.79</b>	<b>100%</b>

	<b>HPA (Cubic Yards)</b>
<b>Cut</b>	25,300
<b>Fill</b>	24,600
<b>Net</b>	700 (cut)

The grading activities comprise approximately 25,300 cubic yards of cut and 24,600 cubic yards of fill. The applicant proposes to utilize the remaining soil cut within the project site on the residential lots.

#### Off-Site Improvements

The off-site improvements discussed above in the Vista Oaks description would also serve the Highlands Parcel A project; therefore, please refer to the above off-site improvements discussion provided above for the Vista Oaks proposed subdivision.

#### General Development Plan

As with the proposed Vista Oaks subdivision, the Highlands Parcel A General Development Plan will establish development standards which attempt to integrate development of the project site with the surrounding natural environment. The General Development Plan for this site would allow development of up to 20 single-family residential lots with a minimum lot size of 11,000 square feet.

All provisions of the City's Municipal Code would apply to this project unless otherwise specified in the Highlands Parcel A General Development Plan. Whenever there is a conflict between the City's Municipal Code and the General Development Plan, the provisions of the General Development Plan would prevail.

The proposed General Development Plan would allow the following uses within the Highlands Parcel A property area:

Uses

Single-family detached	P
Accessory uses & structure	P
Private parks & playgrounds	U
Secondary residential units	P
Day care facilities	U

P = Permitted Use      U = Conditionally Permitted Use

The following development standards are proposed for the project:

Max. units per gross acre	0.66
Min. lot area (sq. ft.)	11,000
Min. lot width	
Interior	75'
Corner	80'
Min. lot depth	100'
Setbacks	
Front	25'
Side, Interior	10'
Side, Street	15'
Rear	25'
Max. lot coverage	35%
Max. building height	
Principal building	30'
Accessory building	14'

Notes:

1) Front yard setbacks for single-story side entry garages only may be reduced to 15'.

**REQUIRED PUBLIC APPROVALS**

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The proposed projects require the following discretionary actions (entitlements) by the Rocklin City Council:

**Vista Oaks**

- Certification of the Environmental Impact Report
- CEQA Findings  
The appropriate findings of fact and statement of overriding considerations, if necessary, must be adopted by the City in conjunction with the certification of the EIR.
- Mitigation Monitoring Plan
- General Plan Amendment  
The applicant is requesting a General Plan Amendment for the project site. The General Plan Amendment would relocate the existing boundaries between

the areas designated Recreation/Conservation (R-C) and Low Density Residential (LDR). The existing and proposed R-C and LDR acreages for the site are shown below. Please see Figure 4.2-1, Vista Oaks General Plan Amendment Exhibit, for further detail.

<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
LDR	46.3 AC	33.7 AC
R-C	44.2 AC	59.5 AC
RR	2.7 AC	0.0 AC
Total	93.2 AC	93.2 AC

- Rezone

The applicant is requesting a Rezone of the project site to redistribute 16.6 acres of Planned Development 1.5 (PD-1.5) and Open Area (OA) zoning. The existing and proposed zoning of the Vista Oaks project site are shown in EIR Figure 4.2-2, Vista Oaks Rezoning Exhibit, and are outlined as follows:

<u>Zoning</u>	<u>Existing</u>	<u>Proposed</u>
PD-1.5	50.3 AC	33.7 AC
OA	42.9 AC	59.5 AC
Total	93.2 AC	93.2 AC

- Subdivision Map to subdivide the approximately 93.2-acre Vista Oaks site into 100 single-family residential lots and five open space parcels.
- General Development Plan which establishes development standards to govern the physical development of the site.
- Oak Tree Preservation Plan Permit to plan for the preservation of oak trees, to allow for the removal of impacted oak trees, and to mitigate impacts.
- Grading Design Guidelines to identify specific grading criteria to be used during development of a portion of the site that is not proposed for pad grading.

## Highlands Parcel A

- Certification of the Environmental Impact Report
- CEQA Findings  
The appropriate findings of fact and statement of overriding considerations, if necessary, must be adopted by the City in conjunction with the certification of the EIR.
- Mitigation Monitoring Plan
- General Plan Amendment  
The applicant is requesting a General Plan Amendment to redesignate the majority of the Highlands Parcel A project site from Low Density Residential (LDR) to Rural Residential (RR), and to reconfigure the boundary of the Recreation/Conservation (R/C) designation along the northern and southern boundaries of the property. The existing and proposed LDR, R-C and RR

acreages for the site are shown below. Please see Figure 4.2-3, Highlands Parcel A General Plan Amendment Exhibit, for further detail.

<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
LDR	25.2 AC	0.0 AC
R-C	4.9 AC	5.6 AC
RR	0.0 AC	24.5 AC
Total	30.1 AC	30.1 AC

- Rezone

The applicant is requesting a Rezone of 24.5 acres on the Highlands Parcel A project site from PD-1.5 to PD-0.66. The existing 5.6 acres of OA zoning would not change. The existing and proposed zoning of the project site are shown in EIR Figure 4.2-4, Highlands Parcel A Rezoning Exhibit, and are outlined as follows:

<u>Zoning</u>	<u>Existing</u>	<u>Proposed</u>
PD-1.5	24.5 AC	0.0 AC
PD-0.66	0.0 AC	24.5 AC
OA	5.6 AC	5.6 AC
Total	30.1 AC	30.1 AC

- Subdivision Map to subdivide the Highlands Parcel A site, which occupies 30.14+/- acres, into 20 single-family residential lots and four open space parcels.
- General Development Plan which establishes development standards to govern the physical development of the site.
- Oak Tree Preservation Plan Permit to plan for the preservation of oak trees, to allow for the removal of impacted oak trees, and to mitigate impacts.

The proposed projects are also anticipated to require actions by the following agencies, all of which are Responsible Agencies for purposes of CEQA with the exception of one federal agency not subject to CEQA:

- U.S. Army Corps of Engineers – Section 404 Clean Water Act permit for discharge or fill of waters of the United States. It is anticipated that the projects would be eligible for a “Nationwide Permit” under Section 404.
- California Department of Fish and Game – Streambed Alteration Agreement (under Fish and Game Code section 1600 et seq.).
- Central Valley Regional Water Quality Control Board – National Pollution Discharge Elimination System construction stormwater permit (Notice of Intent to proceed under General Construction Permit), discharge permit for stormwater, and Section 401 Clean Water Act certification for waste discharge requirements).
- Placer County Water Agency – Permits or approvals in conjunction with water hookups and service.

- South Placer Municipal Utility District – Permits or approvals in conjunction with wastewater hookups and service.
- State Reclamation Board – Potential encroachment permit to work on or adjacent to levees.